



City of Burbank  
Planning and Transportation Division  
**GENERAL COMMERCIAL AND INDUSTRIAL DEVELOPMENT PERMIT**  
Application

150 North Third Street  
Burbank, California 91502  
www.burbankusa.com  
T: 818-238-5250  
F: 818-238-5150

A General Commercial and Industrial development permit application form, along with all applicable specific application forms and other required materials must be completed and submitted to the Planning and Transportation Division for all projects that are subject to review and/or approval by the City of Burbank. Please complete each section. If certain items do not apply to this project, please indicate with a "N/A." Incomplete application forms may result in processing delays.

**NOTE:** Unless exempt, all project applications are subject to the requirements and guidelines of the California Environmental Quality Act (CEQA). Should you have any questions please call the Planning Division at 818-238-5250.

Application Types		
<input type="checkbox"/> Administrative Use Permit <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Covenant Agreement  <input type="checkbox"/> Development Agreement <input checked="" type="checkbox"/> Development Review	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Map (Tentative Tract Map, Parcel Map) <input type="checkbox"/> Planned Development <input type="checkbox"/> Parking Agreement	<input type="checkbox"/> Sign Variance <input type="checkbox"/> Variance <input type="checkbox"/> Zone Map Amendment <input type="checkbox"/> Zone Text Amendment <input type="checkbox"/> Other _____

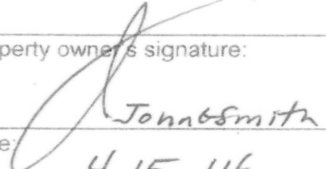
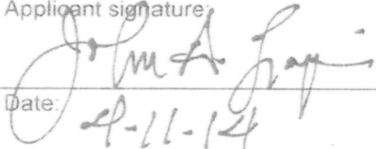
Project Information	
Project Address: <b>2101 EMPIRE AVE</b>	Zoning: <b>M-1</b>
Current use of site: <b>ELECTRICAL WHOLESALE</b>	Existing Covenants: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, attach copies
Lot Area: <b>61,850</b>	Year(s) structure(s) built: <b>1980</b>
APN: <b>2464-015-065</b>	Legal Description: <b>PM, AS PER BK 134 P76 OF PM LOT 2</b>
Number of existing on-site parking spaces: <b>48 STALLS</b>	Existing square footage: <b>40,026</b>
<b>Current Site Description:</b> Describe the project site as it currently exists, including information about topography, soil stability, plants (including mature trees) and animals, and any cultural historical or scenic attributes. Describe any existing structure(s) on the site and the use of the structure(s). Attach photographs of the site. (Prepare/attach separate exhibit(s) as necessary)	
<b>TOPOGRAPHY IS FLAT, TREES ARE IN PUBLIC R.W., LANDSCAPING AS PER CODE, EXISTING STRUCTURE IS TILT-UP CONSTRUCTION USED AS <del>RE</del> ELECTRICAL WHOLESALE &amp; STORAGE</b> <b>• SEE ATTACHED PHOTO'S</b>	
<b>Project Description/Applicant Request:</b> (You may need to prepare and attach separate exhibits)	
<ol style="list-style-type: none"> <li>1. If the project involves demolition and new construction, describe total project. e.g. demolition, age of building to be demolished, grading, excavation, construction, etc.</li> <li>2. If commercial, indicate the type, whether neighborhood, city, or regionally oriented, square footage of sales area, square footage of office area, loading facilities, and number of employees.</li> <li>3. If industrial, indicate type, estimated employment per shift, number of shifts and loading facilities.</li> <li>4. If institutional, indicate the major function, estimated employment per shift, number of shifts, estimated occupancy, loading facilities, and community benefits to be derived from the project.</li> <li>5. Will project be owner-occupied or will it be leased to tenants not currently identified? If tenants are known, please list them.</li> </ol>	
<b>1ST. FLOOR OFFICE DEMO. AND WAREHOUSE TOILET DEMO</b> <b>1ST. FLR. OFFICE REMODEL AND ADA COMPLIANT. CITY LOCATION</b>	

Project No. 14-2183 Address: \_\_\_\_\_ Date: 4/16/2014

Applicant	
Name/Firm:	WEST COAST CUSTOMS
Address:	181 VIA TREVIZIO CORONA, CA 92879
Primary phone number	951-284-0680 Alternate phone number
E-mail address:	RYAN@WESTCOASTCUSTOMS.COM
Primary contact for this application:	<input checked="" type="checkbox"/> Yes <del>RYAN</del> <input type="checkbox"/> No RYAN FRIEDLINGHAUS

Property Owner of Record	
Name/Firm:	JAMIKT Smith Family LLC
Address:	11241 Laurie Dr. Studio City CA 91604
Primary phone number	818-623-9004 Alternate phone number 818-585-1140
E-mail address:	jgsmith525@me.com
Primary contact for this application:	<input checked="" type="checkbox"/> Yes John G. Smith <input type="checkbox"/> No

Contact Person (If different from above)	
Name/Firm:	JOHN A. LAPI DESIGNS
Address:	40958 CYPRESS POINT DR. CHERRY VALLEY, CA. 92223
Primary phone number	909-827-9850 Alternate phone number
E-mail address:	lapijj@aol.com
Primary contact for this application:	<input checked="" type="checkbox"/> Yes JOHN LAPI <input type="checkbox"/> No

Property Owner's Affidavit	Applicant's Affidavit
<p>I hereby certify that I am the legally authorized owner of the property involved in this application or have been empowered to sign as the owner on behalf of a corporation, partnership, or business as evidenced by the documents attached hereto. I hereby grant to the applicant of this form permission to submit this application. I declare under penalty of perjury that the foregoing is true and correct.</p>	<p>I hereby certify that the information furnished in this application and the attached materials are true and correct to the best of my knowledge and belief. Further, should the stated information be found false or insufficient, I agree to revise the information as appropriate. I understand that the City of Burbank cannot process this application until all required information is provided. I understand there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully investigated and the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions. I understand that I have the burden of proof in the matter arising under this application. I declare under penalty of perjury that the foregoing is true and correct.</p>
Property owner's signature:	Applicant signature:
	
Date:	Date:
4.15.14	4-11-14

Staff Comments (For City Use Only)	
Filing fee:	Date received: 4/16/14
Project No.:	Received by: Mark Bille
<input type="checkbox"/> Plans	<input type="checkbox"/> Labels
<input type="checkbox"/> Radius Map	
Notes:	

Project No.	Address:	Date:
<div style="border: 2px solid black; padding: 5px; text-align: center;"> <h1>RECEIVED</h1> <p>APR 16 2014</p> </div>		
By:		

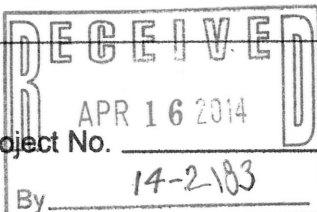
# ENVIRONMENTAL INFORMATION

1. List and describe all other related permits and other public approvals required for the project, including those required by City, Regional, State and Federal agencies.

**BUILDING PERMIT FOR OFFICE REMODEL AND WAREHOUSE SPACE FOR CAR CUSTOMIZING MANUFACTURING AREA**

Are the following items applicable to the project or its effects? Discuss below all items checked yes. (Attach additional sheets as necessary.)

2. Are Federal, State and/or County funds involved in this project? If yes, please specify:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Will paints, solvents, asbestos, pressurized gas, cleaning fluids, acids or other chemicals be used in the business? If yes, please specify: <b>AUTO PAINT</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
4. Do you have a hazardous materials list on file with the Burbank Fire Department?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5. Change in existing features of any hills or substantial alteration of topography	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
6. Change in scenic views or vistas from existing residential areas, public lands or roads	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
7. Change in pattern, scale or character of general area of project	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
8. Significant amounts of solid waste or litter	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
9. Change in dust, ash, smoke, fumes or odors in vicinity	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
10. Change in ground water quality or quantity, or alteration of existing drainage patterns	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
11. Substantial change in existing noise or vibration levels in the vicinity	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
12. Site on filled land or on slope of 10% or more	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
13. Use or disposal of potentially hazardous materials, such as toxic substances, flammable or explosives	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
14. Substantial change in demand for municipal services (police, fire, water, electricity, sewage, etc.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
15. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
16. Is there a relationship to a larger project or series of projects? If new construction or expansion of present facilities will take place after demolition, the action is part of a larger project.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
17. Describe the surrounding properties, including information on plants (including mature trees) and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single-family, apartment houses, commercial, industrial, etc...). Photographs may accompany written description (Prepare/attach separate exhibit(s) as necessary.)		
<b>INDUSTRIAL-MANUFACTURING AND HOTEL-SHOPPING CENTER ADJACENT TO EXISTING PROPERTY</b>		
18. Describe how the project will affect existing patterns of land use. If new construction alters land use from existing patterns, requires a variance or conditional use permit, or increases size or bulk of existing uses please describe. (Prepare/attach separate exhibit(s) as necessary.)		
<b>THE PROJECT HAS NO IMPACT TO EXISTING LAND USE, IT IS INDUSTRIAL-MANUFACTURING</b>		



Project No. \_\_\_\_\_

Address: **2101 EMPIRE AVE** Date: **4-15-14**

By \_\_\_\_\_



City of Burbank  
Planning and Transportation Division  
**CONDITIONAL/ADMINISTRATIVE USE PERMIT**  
Application

150 North Third Street  
Burbank, California 91502  
www.burbankusa.com  
T: 818-238-5250  
F: 818-238-5150

**TO ALL APPLICANTS:** There is no guarantee, expressed or implied, that any permit or application will be granted. The applicant shall understand that each matter must be carefully investigated and the resulting decision may be contrary to a position taken or implied in any preliminary discussions. Also note the burden of proof regarding this application rests upon the applicant.

**PLEASE PROVIDE THE FOLLOWING:**

1. Application Fees. A Los Angeles County Clerk filing fee for CEQA may be required at time of application and another fee may be necessary depending on the type of environmental review required
2. A general application, radius map, and labels (in accordance with attached requirements)
3. 18 full sized copies of site plan, floor plans, and elevations to show alterations or new construction proposed, drawn to scale and adequately dimensioned and one reduced copy of the plans (11" x 17"). (See attached plan requirements)
4. 18 copies of any supporting documents that are in color
5. Evidence to support the required findings. The required findings must be made in order for the Planning Board to approve your request. You may use the following section, or provide separate sheets as necessary

**REQUIRED CONDITIONAL USE PERMIT FINDINGS (ATTACH ADDITIONAL SHEETS AS NECESSARY)**

Is the proposed use authorized through a conditional use permit by Title 10 of the Municipal Code?

YES

Is the use detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located?

THE BUSINESS IS INDUSTRIAL - MANUFACTURING  
CAR CUSTOMIZING AND TV SHOW PRODUCTION

Will the use be compatible with other uses on the same lot, and in the general area in which the use is proposed to be located?

IT IS COMPATIBLE WITH OTHER USES TO ADJACENT PROPERTY

Is the site for the proposed use adequate in size and shape to accommodate the use and are all of the yards, setbacks, walls, fences, landscaping and other features required to adjust the use to the existing or future uses permitted in the neighborhood?

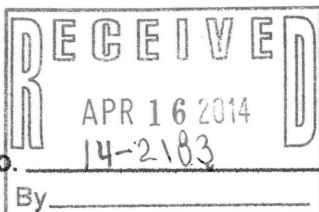
THIS IS AN EXISTING BUILDING, WE HAVE SUBMITTED  
A PARKING STUDY TO ANSWER THE LOW PARKING  
PROVIDED VS. REQUIRED STALLS

Is the site for the proposed use related to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use? Are the conditions imposed necessary to protect the public health, convenience, safety and welfare?

ACCESS AND EGRESS TO PROPERTY WILL NOT CHANGE,  
WE ARE PROVIDING 64 STALLS (PARKING) IN LIEU OF  
EXISTING 48 STALLS

Statement of additional facts:

PAINT SPRAY BOOTH, PREP BOOTH AND WOOD SHOP FILTER SYSTEM  
WILL CONFORM TO ALL REQUIRED REGULATIONS AND  
CERTIFIED



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14-2183

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Date: